Christchurch City Council
PRK_1327_BLDG_002 EQ2
Toilet
179 Shaw Ave, New Brighton

QUANTITATIVE REPORT
FINAL

- Rev B
- 25 September 2013

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Toilet
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QUANTITATIVE ASSESSMENT REPORT

FINAL

- Rev B
- 25 September 2013

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Contents

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Approval

	Signature	Date	Name	Title
Author		23/08/2013	Nigel Chan	Structural Engineer
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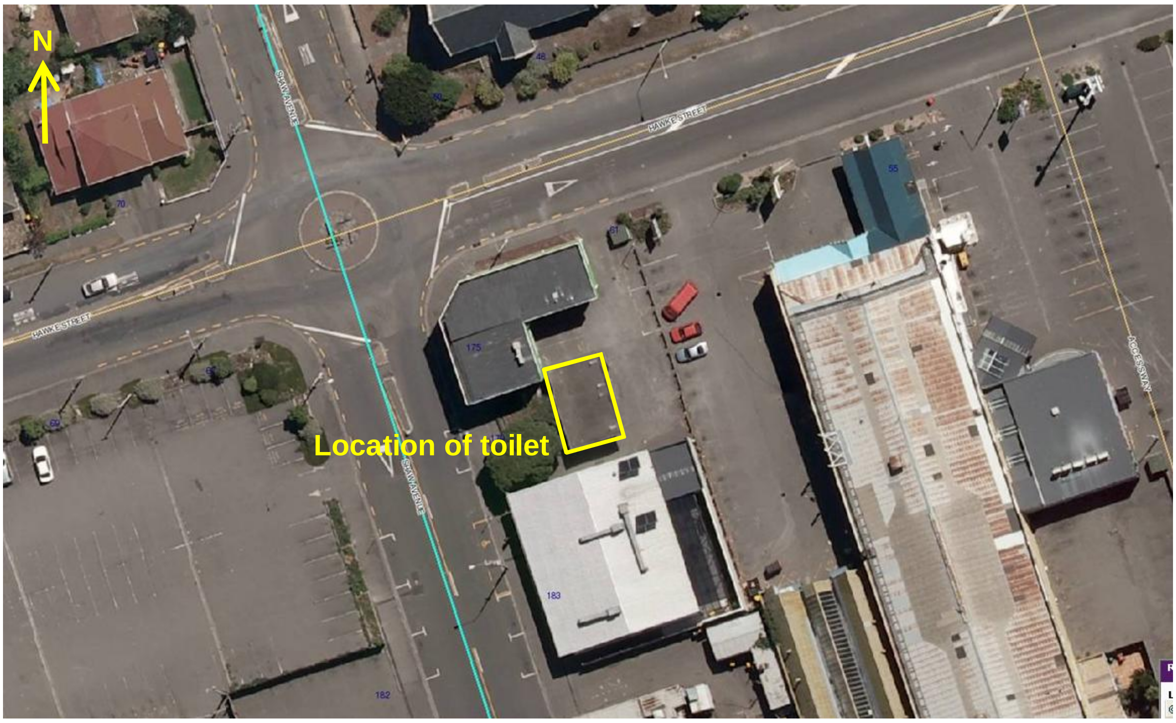
SINCLAIR KNIGHT MERZ

1. Executive Summary

1.1. Background

A Quantitative Assessment was carried out on the building located at 179 Shaw Ave, New Brighton. The building is a 9.60m x 5.25m brick toilet block with a concrete roof. It houses a men's and women's toilet with a storeroom. An aerial photograph illustrating the location of toilet is shown below in Figure 1. Detailed descriptions outlining the buildings age and construction type is given in Section 5.4 - Building Damage of this report.



- **Figure 1 Aerial Photograph of 179 Shaw Ave, New Brighton**

This Quantitative report for the building structure is based on the Engineering Advisory Group's "Guidance on Detailed Engineering Evaluation of Earthquake Affected Non-residential Buildings" (draft) July 2011, and visual inspections on 5th August 2013.

1.2. Key Damage Observed

Key damage observed includes:-

1) Minor step cracks in brick work on southeast corner
2) Crack beside RHS concrete connection on northeast corner

A more detailed account of the damage can be found in section 5.

1.3. Critical Structural Weaknesses

No critical structural weaknesses have been identified.

1.4. Indicative Building Strength

As described in the Engineering Advisory Group's "Guidance on Detailed Engineering Evaluation of Earthquake Affected Non-residential Buildings" (draft) July 2011, we have assessed the capacity of the building as a percentage new building standard seismic resistance using the quantitative method. Our assessment included consideration of geotechnical conditions, existing earthquake damage to the building and structural engineering calculations to assess both strength and ductility/resilience.

The assessments were based on the following:

- On-site visual investigation to assess the extent of existing earthquake damage including a cover meter survey to determine the presence of steel.
- No geotechnical investigation has been undertaken. We have based this report on our knowledge of the site and the absence of liquefaction ejecta on the site.

Any building that is found to have a seismic capacity less than 33% of the new building standard (NBS) is required to be strengthened up to a capacity of at least 67%NBS in order to comply with Christchurch City Council (CCC) policy - Earthquake-prone dangerous & insanitary buildings policy 2010.

Based on the Quantitative Assessment Procedure, the buildings original capacity has been assessed to be in the order of 100%NBS and post-earthquake capacity in the order of 100%NBS.

The building has been assessed to have a seismic capacity in the order of 100% NBS and is therefore not potentially earthquake prone.

1.5. Conclusions and Recommendations

Based on the findings of this assessment indicating the building is in the order of 100%NBS, no strengthening is required in order to comply with Christchurch City Council (CCC) policy – Earthquake-prone dangerous & insanitary buildings policy 2010.

It is recommended that:

a) There is no damage to the building that would cause it to be unsafe to occupy.
b) Damage is repaired using acceptable crack injection methods.
c) Barriers around the building are not necessary.

2. Introduction

Sinclair Knight Merz was engaged by Christchurch City Council to carry out a Quantitative Assessment of the seismic performance of the toilet located at 179 Shaw Ave, New Brighton. An aerial view of the buildings location is found in Figure 1.

The scope of this quantitative analysis includes the following:

- Analysis of the seismic load carrying capacity of the building compared with current seismic loading requirements or New Buildings Standard (NBS). It should be noted that this analysis considers the building in its damaged state where appropriate.
- Identify any critical structural weaknesses which may exist in the building and include these in the assessed %NBS of the structure.
- Preparation of a summary report outlining the areas of concern in the building as well as identifying strengthening concepts to 67%NBS for any areas which have insufficient capacity if the building is found to be an earthquake prone building.

The recommendations from the Engineering Advisory Group[1] were followed to assess the likely performance of the structures in a seismic event relative to the new building standard (NBS). 100% NBS is equivalent to the strength of a building that fully complies with current codes. This includes a recent increase of the Christchurch seismic hazard factor from 0.22 to 0.3[2].

At the time of this report, no intrusive site investigation had been carried out. Construction drawings were not made available, and assumptions have been made in our evaluation of the building. The building description in section 5 of this report is based on our visual inspections only.

[1] EAG 2011, *Guidance on Detailed Engineering Evaluation of Earthquake Affected Non-residential Buildings in Canterbury - Draft*, p 10
[2] http://www.dbh.govt.nz/seismicity-info

3. Compliance

This section contains a brief summary of the requirements of the various statutes and authorities that control activities in relation to buildings in Christchurch at present.

3.1. Canterbury Earthquake Recovery Authority (CERA)

CERA was established on 28 March 2011 to take control of the recovery of Christchurch using powers established by the Canterbury Earthquake Recovery Act enacted on 18 April 2011. This act gives the Chief Executive Officer of CERA wide powers in relation to building safety, demolition and repair. Two relevant sections are:

Section 38 – Works

This section outlines a process in which the chief executive can give notice that a building is to be demolished and if the owner does not carry out the demolition, the chief executive can commission the demolition and recover the costs from the owner or by placing a charge on the owners' land.

Section 51 – Requiring Structural Survey

This section enables the chief executive to require a building owner, insurer or mortgagee carry out a full structural survey before the building is re-occupied.

We understand that CERA will require a detailed engineering evaluation to be carried out for all buildings (other than those exempt from the Earthquake Prone Building definition in the Building Act). It is anticipated that CERA will adopt the Detailed Engineering Evaluation Procedure document (draft) issued by the Structural Advisory Group on 19 July 2011. This document sets out a methodology for both qualitative and quantitative assessments.

The qualitative assessment is a desk-top and site inspection assessment. It is based on a thorough visual inspection of the building coupled with a review of available documentation such as drawings and specifications. The quantitative assessment involves analytical calculation of the buildings strength and may require non-destructive or destructive material testing, geotechnical testing and intrusive investigation.

It is anticipated that factors determining the extent of evaluation and strengthening level required will include:

- The importance level and occupancy of the building
- The placard status and amount of damage
- The age and structural type of the building
- Consideration of any critical structural weaknesses

- The extent of any earthquake damage

3.2. Building Act

Several sections of the Building Act are relevant when considering structural requirements:

3.2.1. Section 112 – Alterations

This section requires that an existing building complies with the relevant sections of the Building Code to at least the extent that it did prior to any alteration. This effectively means that a building cannot be weakened as a result of an alteration (including partial demolition).

3.2.2. Section 115 – Change of Use

This section requires that the territorial authority (in this case Christchurch City Council (CCC)) be satisfied that the building with a new use complies with the relevant sections of the Building Code 'as near as is reasonably practicable'. Regarding seismic capacity 'as near as reasonably practicable' has previously been interpreted by CCC as achieving a minimum of 67%NBS however where practical achieving 100%NBS is desirable. The New Zealand Society for Earthquake Engineering (NZSEE) recommend a minimum of 67%NBS.

3.2.3. Section 121 – Dangerous Buildings

The definition of dangerous building in the Act was extended by the Canterbury Earthquake (Building Act) Order 2010, and it now defines a building as dangerous if:

- in the ordinary course of events (excluding the occurrence of an earthquake), the building is likely to cause injury or death or damage to other property; or
- in the event of fire, injury or death to any persons in the building or on other property is likely because of fire hazard or the occupancy of the building; or
- there is a risk that the building could collapse or otherwise cause injury or death as a result of earthquake shaking that is less than a 'moderate earthquake' (refer to Section 122 below); or
- there is a risk that that other property could collapse or otherwise cause injury or death; or
- a territorial authority has not been able to undertake an inspection to determine whether the building is dangerous.

3.2.4. Section 122 – Earthquake Prone Buildings

This section defines a building as earthquake prone if its ultimate capacity would be exceeded in a 'moderate earthquake' and it would be likely to collapse causing injury or death, or damage to other property. A moderate earthquake is defined by the building regulations as one that would generate ground shaking 33% of the shaking used to design an equivalent new building.

3.2.5. Section 124 – Powers of Territorial Authorities

This section gives the territorial authority the power to require strengthening work within specified timeframes or to close and prevent occupancy to any building defined as dangerous or earthquake prone.

3.2.6. Section 131 – Earthquake Prone Building Policy

This section requires the territorial authority to adopt a specific policy for earthquake prone, dangerous and insanitary buildings.

3.3. Christchurch City Council Policy

Christchurch City Council adopted their Earthquake Prone, Dangerous and Insanitary Building Policy in 2006. This policy was amended immediately following the Darfield Earthquake of the 4th September 2010.

The 2010 amendment includes the following:

- A process for identifying, categorising and prioritising Earthquake Prone Buildings, commencing on 1 July 2012;
- A strengthening target level of 67% of a new building for buildings that are Earthquake Prone. Council recognises that it may not be practicable for some repairs to meet that target. The council will work closely with building owners to achieve sensible, safe outcomes;
- A timeframe of 15-30 years for Earthquake Prone Buildings to be strengthened; and,
- Repair works for buildings damaged by earthquakes will be required to comply with the above.

The council has stated their willingness to consider retrofit proposals on a case by case basis, considering the economic impact of such a retrofit.

We anticipate that any building with a capacity of less than 33%NBS (including consideration of critical structural weaknesses) will need to be strengthened to a target of 67%NBS of new building standard as recommended by the Policy.

If strengthening works are undertaken, a building consent will be required. A requirement of the consent will require upgrade of the building to comply 'as near as is reasonably practicable' with:

- The accessibility requirements of the Building Code.
- The fire requirements of the Building Code. This is likely to require a fire report to be submitted with the building consent application.

3.4. Building Code

The building code outlines performance standards for buildings and the Building Act requires that all new buildings comply with this code. Compliance Documents published by The Department of Building and Housing can be used to demonstrate compliance with the Building Code.

After the February Earthquake, on 19 May 2011, Compliance Document B1: Structure was amended to include increased seismic design requirements for Canterbury as follows:

a) Hazard Factor increased from 0.22 to 0.3 (36% increase in the basic seismic design load)
b) Serviceability Return Period Factor increased from 0.25 to 0.33 (80% increase in the serviceability design loads when combined with the Hazard Factor increase)

The increase in the above factors has resulted in a reduction in the level of compliance of an existing building relative to a new building despite the capacity of the existing building not changing.

4. Earthquake Resistance Standards

For this assessment, the building’s earthquake resistance is compared with the current New Zealand Building Code requirements for a new building constructed on the site. This is expressed as a percentage of new building standard (%NBS). The new building standard load requirements have been determined in accordance with the current earthquake loading standard (NZS 1170.5:2004 Structural design actions - Earthquake actions - New Zealand).

The likely capacity of this building has been derived in accordance with the New Zealand Society for Earthquake Engineering (NZSEE) guidelines ‘Assessment and Improvement of the Structural Performance of Buildings in Earthquakes’ (AISPBE), 2006. These guidelines provide an Initial Evaluation Procedure that assesses a buildings capacity based on a comparison of loading codes from when the building was designed and currently. It is a quick high-level procedure that can be used when undertaking a Qualitative analysis of a building. The guidelines also provide guidance on calculating a modified Ultimate Limit State capacity of the building which is much more accurate and can be used when undertaking a Quantitative analysis.

The New Zealand Society for Earthquake Engineering has proposed a way for classifying earthquake risk for existing buildings in terms of %NBS and this is shown in Figure 2 below.

Description	Grade	Risk	%NBS	Existing Building Structural Performance	Improvement of Structural Performance: Legal Requirement	Improvement of Structural Performance: NZSEE Recommendation
Low Risk Building	A or B	Low	Above 67	Acceptable (improvement may be desirable)	The Building Act sets no required level of structural improvement (unless change in use) This is for each TA to decide. Improvement is not limited to 34%NBS.	100%NBS desirable. Improvement should achieve at least 67%NBS
Moderate Risk Building	B or C	Moderate	34 to 66	Acceptable legally. Improvement recommended		Not recommended. Acceptable only in exceptional circumstances
High Risk Building	D or E	High	33 or lower	Unacceptable (Improvement	Unacceptable	Unacceptable

- **Figure 2: NZSEE Risk Classifications Extracted from table 2.2 of the NZSEE 2006 AISPBE Guidelines**

Table 1 below compares the percentage NBS to the relative risk of the building failing in a seismic event with a 10% risk of exceedance in 50 years (i.e. 0.2% in the next year). It is noted that the current seismic risk in Christchurch results in a 6% risk of exceedance in the next year.

- **Table 1: %NBS compared to relative risk of failure**

Percentage of New Building Standard (%NBS)	Relative Risk (Approximate)
>100	<1 time
80-100	1-2 times
67-80	2-5 times
33-67	5-10 times
20-33	10-25 times
<20	>25 times

5. Building Details

5.1. Building description

The building a toilet block is located at 179 Shaw Ave, New Brighton. There is only one building on this site. The toilet block houses a men’s and women’s toilet with a storeroom and is constructed from unreinforced double skin brick cavity walls with no header bricks. The roof is a curved shape constructed from concrete. The building sits on a slab on grade foundation. See Figure 3 for a sketch of the plan view of the toilet.

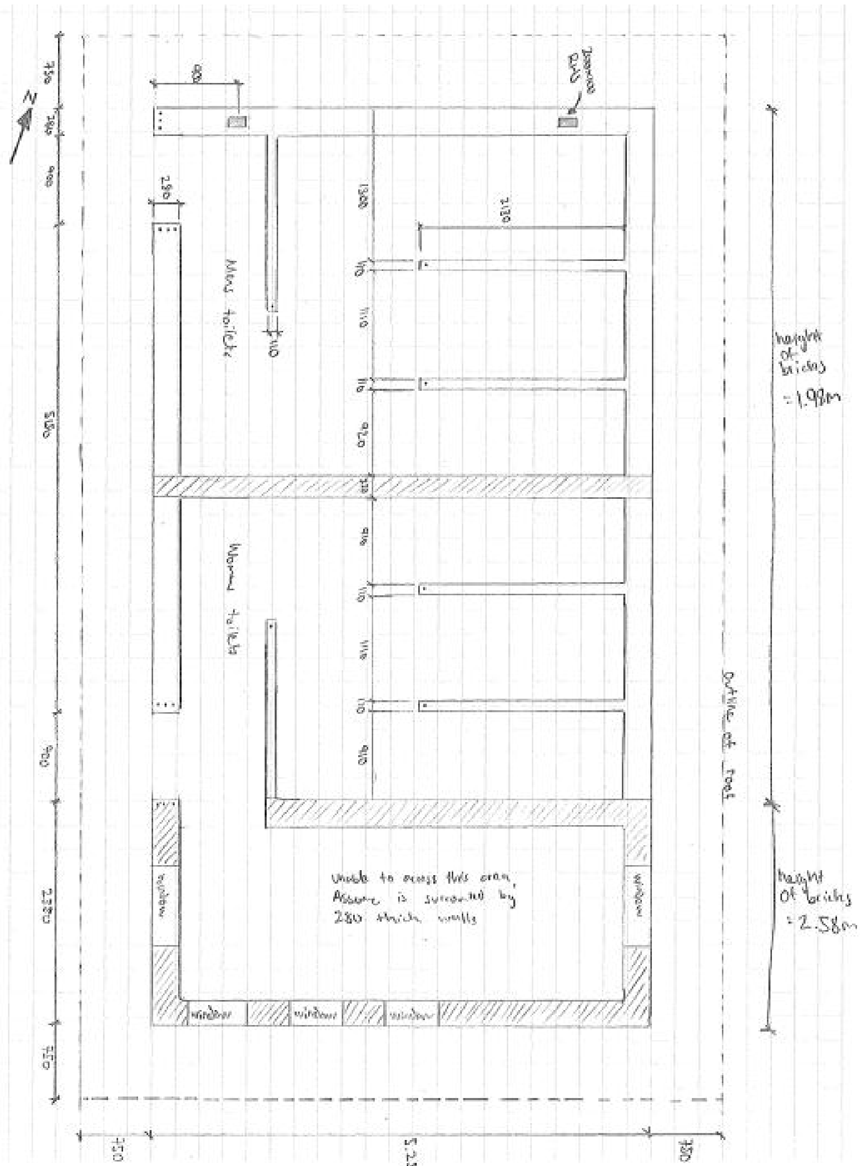


Figure 3: Sketch of plan view of toilet from site measurements

5.2. Gravity Load Resisting system

The building's roof is supported by the walls surrounding the storeroom, the wall separating the men's and women's toilet, and two 200x100 RHS steel sections on the north end of the building. The walls are supported by the concrete slab on grade foundation.

5.3. Seismic Load Resisting system

Seismic loads from the roof are transferred to the double skin brick cavity walls through the reinforced bond beams and the steel RHS sections on the north end of the building. The walls resist the earthquake loads through shear action, which is then transferred to the slab on grade foundation.

5.4. Building Damage

The following areas of damage were observed during the visual inspection on 5th August 2013.

1) Minor step cracks in brick work on southeast corner (photo 20)
2) 1mm Crack beside RHS concrete connection on northeast corner (photo 18)

Photos of the above damage can be found in appendix 1 – photos.

6. Available Information and Assumptions

6.1. Available Information

Following our inspections on the 5th August 2013, SKM carried out a seismic review on the structure. This review was undertaken using the available information which was as follows:

- SKM site measurements and inspection findings from the inspection

6.2. Survey

The building has not been surveyed.

6.3. Assumptions

The assumptions made in undertaking the assessment include:

- The building was built according to good practice at the time.
- The soil on site is class D as described in AS/NZS1170.5:2004, Clause 3.1.3, Soft Soil. This is a conservative assumption based on our experience of soils around Christchurch. The ultimate bearing capacity on site is 300kPa, we believe that this assumption is reasonable. Liquefaction does not need to be accounted for in the foundation design. The latter two assumptions assume that the ground conditions classify as "good ground" as defined in NZS3604:2011.
- Standard design assumptions for normal buildings as described in AS/NZS1170.0:2002:
  - 50 year design life, which is the default NZ Building Code design life.
  - Structure importance level 2. This level of importance is described as 'normal' with medium or considerable consequence for loss of human life, or considerable economic, social or environmental consequence of failure.
- The building has a short period less than 0.4 seconds.
- Site hazard factor, Z = 0.3, NZBC, Clause B1 Structure, Amendment 11 effective from 1 August 2011
- A ductility of, μ=1 was used in the building for both directions. This is appropriate due to the brick walls being unreinforced.
- The walls are double skin brick with no header bricks
- The following material properties were used in the analyses:

- **Table 2: Material Properties**

Material	Material Property	Reference
Average mortar compressive strength for hard hardness (f'_j)	7.4 MPa	Assessment and Improvement of unreinforced masonry buildings for earthquake resistance, Faculty of Engineering, the University of Auckland
Brick bed joint shear strength under zero axial compression (f'_{ms})	0.045 f'_j	
Unit weight of brick	16.7 kN/m^3	
Flexural Bond strength of brick	0.025 f'_j	

The detailed engineering analysis is a post construction evaluation. Since it is not a full design and construction monitoring, it has the following limitations:

- It is not likely to pick up on any concealed construction errors (if they exist)
- Other possible issues that could affect the performance of the building such as corrosion and modifications to the structure will not be identified unless they are visible and have been specifically mentioned in this report.
- The detailed engineering evaluation deals only with the structural aspects of the structure. Other aspects such as building services are not covered.

6.4. The Detailed Engineering Evaluation (DEE) process

The DEE is a procedure written by the Department of Building and Housing's Engineering Advisory Group and grades buildings according to their likely performance in a seismic event. The procedure is not yet recognised by the NZ Building Code but is widely used and recognised by the Christchurch City Council as the preferred method for preliminary seismic investigations of buildings[3].

The procedure of the DEE is as follows:

1) Qualitative assessment procedure
    a. Determine the building's status following any rapid assessment that have been done

[3] http://resources.ccc.govt.nz/files/EarthquakeProneDangerousAndInsanitaryBuildingsPolicy2010.pdf

b. Review any existing documentation that is available. This will give the engineer an understanding of how the building is expected to behave. If no documentation is available, site measurements may be required

c. Review the foundations and any geotechnical information available. This will include determining the zoning of the land and the likely soil behaviour, a site investigation may be required

d. Investigate possible Critical Structural Weaknesses (CSW) or collapse hazards

e. Assess the original and post earthquake strength of the building (this assessment is subsequently superseded by the quantitative assessment)

2) Quantitative procedure

a. Carry out a geotechnical investigation if required by the qualitative assessment

b. Analyse the building according to current building codes and standards. Analysis accounts for damage to the building.

The DEE assessment ranks buildings according to how well they are likely to perform relative to a new building designed to current earthquake standards, as shown in Table 3. The building rank is indicated by the percent of the required new building standard (%NBS) strength that the building is considered to have. Earthquake prone buildings are defined as having less than 33 %NBS strength which correlates to an increased risk of approximately 20 times that of 100% NBS[4]. Buildings that are identified to be earthquake prone are required by law to be strengthened within 30 years of the owner being notified that the building is potentially earthquake prone[5].

[4] NZSEE 2006, *Assessment and Improvement of the Structural Performance of Buildings in Earthquakes,* p 2-2

[5] http://resources.ccc.govt.nz/files/EarthquakeProneDangerousAndInsanitaryBuildingsPolicy2010.pdf

- **Table 3: DEE Risk classifications**

Description	Grade	Risk	%NBS	Structural performance
Low risk building	A+	Low	> 100	Acceptable. Improvement may be desirable.
	A		100 to 80	
	B		80 to 67	
Moderate risk building	C	Moderate	67 to 33	Acceptable legally. Improvement recommended.
High risk building	D	High	33 to 20	Unacceptable. Improvement required.
	E		< 20	

The DEE method rates buildings based on the plans (if available) and other information known about the building and some more subjective parameters associated with how the building is detailed and so it is possible that %NBS derived from different engineers may differ.

This assessment describes only the likely seismic Ultimate Limit State (ULS) performance of the building. The ULS is the level of earthquake that can be resisted by the building without catastrophic failure. The DEE does also consider Serviceability Limit State (SLS) performance of the building and or the level of earthquake that would start to cause damage to the building but this result is secondary to the ULS performance.

The NZ Building Code describes that the relevant codes for NBS are primarily:

- AS/NZS 1170 parts 0, 1 and 5 Structural Design Actions
- NZS 3101:2006 Concrete Structures Standard
- NZS 3404:1997 Steel Structures Standard
- NZS 2606:1993 Timber Structures Standard
- NZS 4230:1990 Design of Reinforced Concrete Masonry Structures

7. Results and Recommendations

7.1. Critical Structural Weaknesses

This building has no critical structural weaknesses.

7.2. Analysis Results

The equivalent static force method was used to analyse the demands or loads applied to the building. These were then compared to the capacities of the structural elements to assess the seismic capacity of the building. The results of the analysis are reported in the following table as %NBS.

(%NBS = the reliable strength / new building standards)

- **Table 4: DEE Results**

Seismic Resisting Element	Action	Seismic Rating %NBS
brick walls – out of plane	Bending	100%
Earthquake loads in north-south direction	Shear	100%
Earthquake loads in east-west direction	Shear	100%
Foundation	Overturning	100%

7.3. Recommendations

The quantitative assessment carried out on the toilets at 179 Shaw Ave, New Brighton indicates that the building has a seismic capacity of 100% of NBS and is therefore classed as being in the category of ‘Low risk’.

No strengthening is required to comply with the Christchurch City Council Earthquake Prone, Dangerous and Insanitary Building Policy 2010.

8. Conclusion

SKM carried out a quantitative assessment on PRK_1327_BLDG_002 located at 179 Shaw Ave, New Brighton. This assessment concluded that the building is classified as Low Risk.

The building is considered "low risk" having a capacity over 67% NBS.

- **Table 5: Quantitative assessment summary**

Description	Grade	Risk	%NBS	Structural performance
Toilet	A	Low	100	Acceptable.

It is recommended that:

a) There is no damage to the building that would cause it to be unsafe to occupy.

b) We consider that barriers around the building are not necessary.

9. Limitation Statement

This report has been prepared on behalf of, and for the exclusive use of Christchurch City Council, and is subject to, and issued in accordance with, the provisions of the contract between SKM and the Christchurch City Council. It is not possible to make a proper assessment of this report without a clear understanding of the terms of engagement under which it has been prepared, including the scope of the instructions and directions given to, and the assumptions made by, SKM. The report may not address issues which would need to be considered for another party if that party's particular circumstances, requirements and experience were known and, further, may make assumptions about matters of which a third party is not aware. No responsibility or liability to any third party is accepted for any loss or damage whatsoever arising out of the use of or reliance on this report by any third party.

Without limiting any of the above, in the event of any liability, SKM's liability, whether under the law of contract, tort, statute, equity or otherwise, is limited in as set out in the terms of the engagement with the Client.

It is not within SKM's scope or responsibility to identify the presence of asbestos, nor the responsibility of SKM to identify possible sources of asbestos. Therefore for any property pre-dating 1989, the presence of asbestos materials should be considered when costing remedial measures or possible demolition.

Should there be any further significant earthquake event, of a magnitude 5 or greater, it will be necessary to conduct a follow-up investigation, as the observations, conclusions and recommendations of this report may no longer apply Earthquake of a lower magnitude may also cause damage, and SKM should be advised immediately if further damage is visible or suspected.

10. Appendix 1 – Photos

Photo 1: East elevation (1)

Photo 2: North elevation

Photo 3: South elevation (1)

Photo 4: South elevation (2)

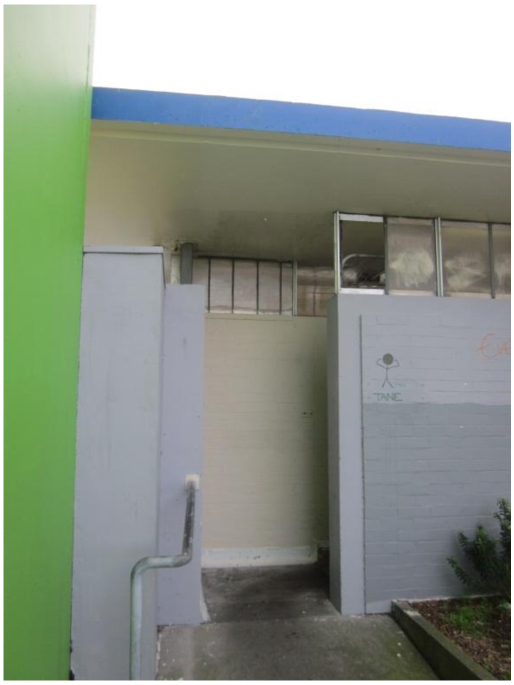
	
Photo 5: West elevation	Photo 6: Entrance to mens toilet
	
Photo 7: Interior of mens toilet (1)	Photo 8: Interior of mens toilet (2)

	
Photo 9: Interior of mens toilet (3)	Photo 10: Interior of mens toilet (4)
	
Photo 11: Entrance to womens toilet	Photo 12: Interior of womens toilet

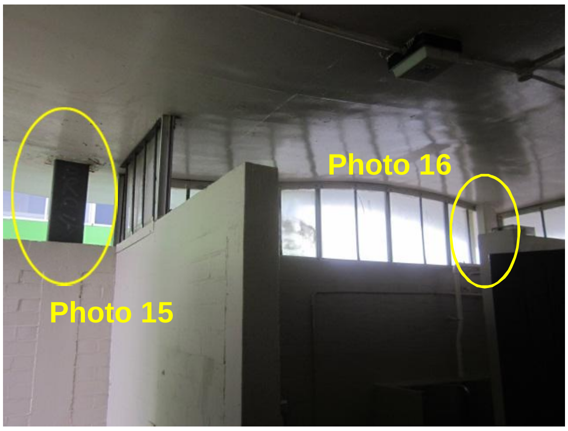
	
Photo 13: View alongside west elevation from mens toilet	Photo 14: View inside mens toilets showing RHS columns
	
Photo 15: View of RHS column northwest corner (1)	Photo 16: View of RHS column on northeast corner

Photo 17: View of RHS column northwest corner (2)

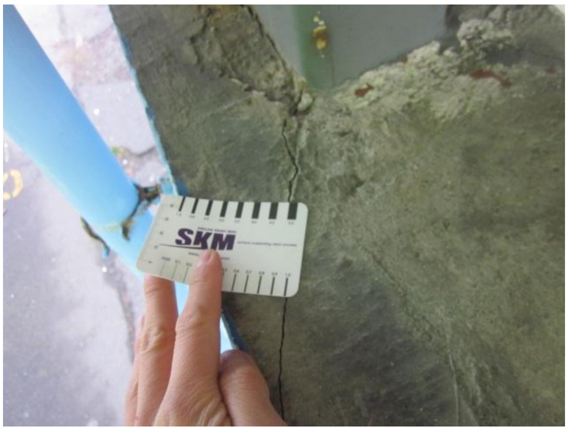


Photo 18: View of RHS column northwest corner (3) showing 1mm crack

Photo 19: View of southeast corner of building

Photo 20: Close up view from photo 19 showing minor step cracks

Photo 21: East elevation (2)

Photo 22: View of roof

11. Appendix 2 – CERA Standardised Report Form

Detailed Engineering Evaluation Summary Data V1.14

Location

Building Name:	Toilet - 179 Shaw Ave	Reviewer:	Murray Frost
Unit / No: / Street		CPEng No:	39185
Building Address:	179 Shaw Ave	Company:	Sinclair Knight Merz
Legal Description:		Company project number:	ZB01276.245
		Company phone number:	03 940 4919
Degrees / Min / Sec			
GPS south:		Date of submission:	25/09/2013
GPS east:		Inspection Date:	5/08/2013
		Revision:	B
Building Unique Identifier (CCC):	PRK 1327 BLDG 002	Is there a full report with this summary?	yes

Site

Site slope:	flat	Max retaining height (m):	
Soil type:	silty sand	Soil Profile (if available):	
Site Class (to NZS1170.5):	D		
Proximity to waterway (m, if <100m):		If Ground improvement on site, describe:	
Proximity to clifftop (m, if < 100m):			
Proximity to cliff base (m,if <100m):		Approx site elevation (m):	

Building

No. of storeys above ground:	1 (single storey = 1)	Ground floor elevation (Absolute) (m):	0.00
Ground floor split?	no	Ground floor elevation above ground (m):	0.00
Storeys below ground	0		
Foundation type:	mat slab	if Foundation type is other, describe:	
Building height (m):	3.30	height from ground to level of uppermost seismic mass (for IEP only) (m):	3.3
Floor footprint area (approx):	50		
Age of Building (years):	35	Date of design:	1976-1992
Strengthening present?	no	If so, when (year)?	
		And what load level (%g)?	
Use (ground floor):	other (specify)	Brief strengthening description:	
Use (upper floors):			
Use notes (if required):	building is a toilet block		
Importance level (to NZS1170.5):	IL2		

Gravity Structure

Gravity System:	load bearing walls		
Roof:	concrete	slab thickness (mm)	180
Floors:	concrete flat slab	slab thickness (mm)	
Beams:	cast-insitu concrete	overall depth x width (mm x mm)	
Columns:	cast-insitu concrete	typical dimensions (mm x mm)	
Walls:	load bearing brick	#N/A	

Lateral load resisting structure

Note: Define along and across in detailed report!

Lateral system along:	other (note)		describe system	double skin brick with bond beam
Ductility assumed, μ:	1.00			
Period along:	0.40	0.00	estimate or calculation?	estimated
Total deflection (ULS) (mm):	5		estimate or calculation?	estimated
maximum interstorey deflection (ULS) (mm):			estimate or calculation?	
Lateral system across:	other (note)		describe system	double skin brick with bond beam
Ductility assumed, μ:	1.00			
Period across:	0.40	0.00	estimate or calculation?	estimated
Total deflection (ULS) (mm):	5		estimate or calculation?	estimated
maximum interstorey deflection (ULS) (mm):			estimate or calculation?	

Separations: (leave blank if not relevant)

north (mm):	
east (mm):	
south (mm):	
west (mm):	

Non-structural elements

Stairs:			
Wall cladding:	brick or tile	describe (note cavity if exists)	
Roof Cladding:	Other (specify)	describe	concrete roof
Glazing:	steel frames		
Ceilings:	none		
Services(list):			

Available documentation

Architectural	none	original designer name/date	
Structural	none	original designer name/date	
Mechanical	none	original designer name/date	
Electrical	none	original designer name/date	
Geotech report	none	original designer name/date	

Damage

Site: (refer DEE Table 4-2)

Site performance:		Describe damage:	
Settlement:	none observed	notes (if applicable):	
Differential settlement:	none observed	notes (if applicable):	
Liquefaction:	none apparent	notes (if applicable):	
Lateral Spread:	none apparent	notes (if applicable):	
Differential lateral spread:	none apparent	notes (if applicable):	
Ground cracks:	none apparent	notes (if applicable):	
Damage to area:	none apparent	notes (if applicable):	

Building:

	Current Placard Status:	green		
Along	Damage ratio:	0%	Describe how damage ratio arrived at:	
	Describe (summary):	damage observed will not affect the %NBS		
Across	Damage ratio:	0%		
	Describe (summary):	damage observed will not affect the %NBS		
Diaphragms	Damage?:	no	Describe:	
CSWs:	Damage?:	no	Describe:	
Pounding:	Damage?:	no	Describe:	
Non-structural:	Damage?:		Describe:	

$$Damage\_Ratio = \frac{(\%NBS(before) - \%NBS(after))}{\%NBS(before)}$$

Recommendations

	Level of repair/strengthening required:	none	Describe:	
	Building Consent required:	no	Describe:	
	Interim occupancy recommendations:	full occupancy	Describe:	
Along	Assessed %NBS before e'quakes:	100% ##### %NBS from IEP below	If IEP not used, please detail assessment methodology:	Calculations
	Assessed %NBS after e'quakes:	100%		
Across	Assessed %NBS before e'quakes:	100% ##### %NBS from IEP below		
	Assessed %NBS after e'quakes:	100%		